



LAND FOR SALE

WE ARE PLEASED TO PRESENT

160 Acres, m/l - Madison County, Nebraska

LOCATION: Northwest of the intersection of 37th St. and Omaha Ave.

LEGAL DESCRIPTION:
SE¼ Section 30,
Township 24 North,
Range 1 West

PRICE AND TERMS:

- \$1,040,000 - \$6,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008 Tax Year: \$4,119.08
Taxable Acres: 160
Tax per Acre: \$25.74

SOIL TYPES:

Primary soils are Gibbon-Gayville, Gibbon and Lawet. See soil map on back for detail.

LAND DESCRIPTION:

Mostly level

FSA DATA:

Farm #: 3713
Crop Acres: 156.6

Corn Base: 148.4

Corn Yields (Direct & Counter Cyclical): 120/120

Bean Base: 7.0

Bean Yields (Direct & Counter Cyclical): 37/37

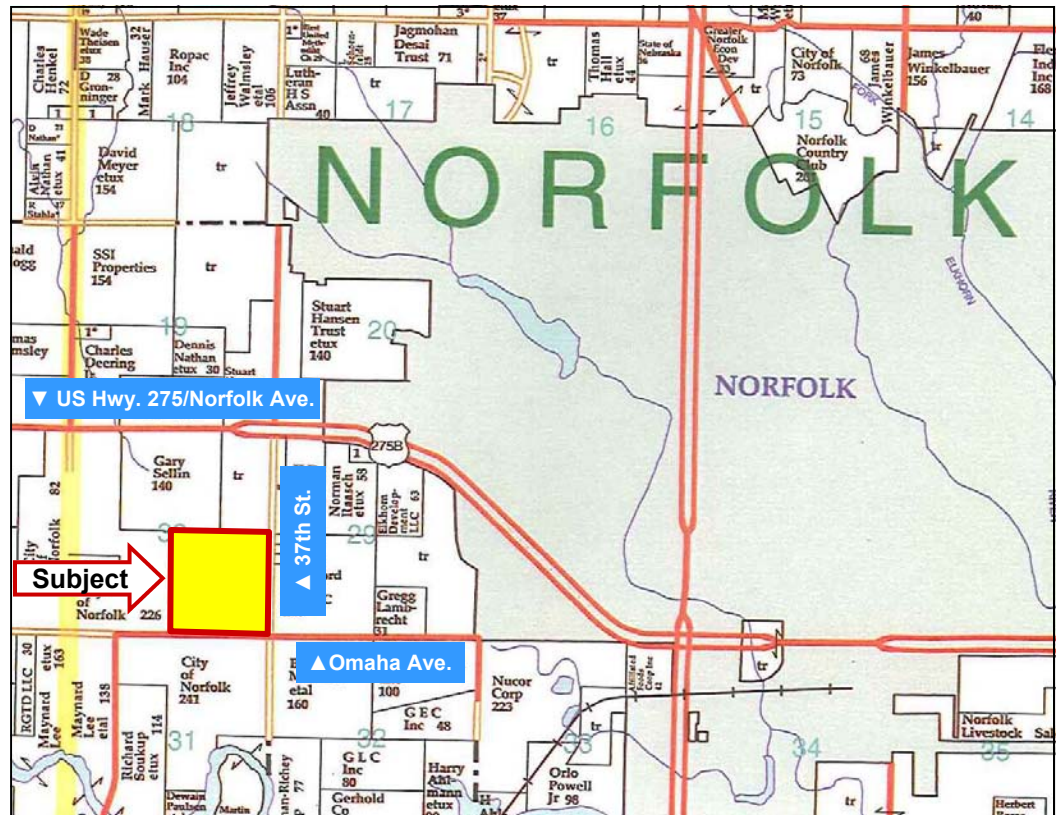
WATER & WELL DATA: A replacement irrigation well #G-067019 was drilled 05/02/2006 and is located in the center of the tract. It has 50' of 8" column and was test pumped at 1,250 G.P.M. at 30'. It was set to pump 800 G.P.M. and has a static water level of 18'.

IMPROVEMENTS: Valley 7 Tower center pivot irrigation system low pressure with booster pump

POSSESSION: Date of closing

SELLER: James Mohl

COMMENTS: This land is in the Wellhead Protection Area for the City of Norfolk. This is a good producing farm.



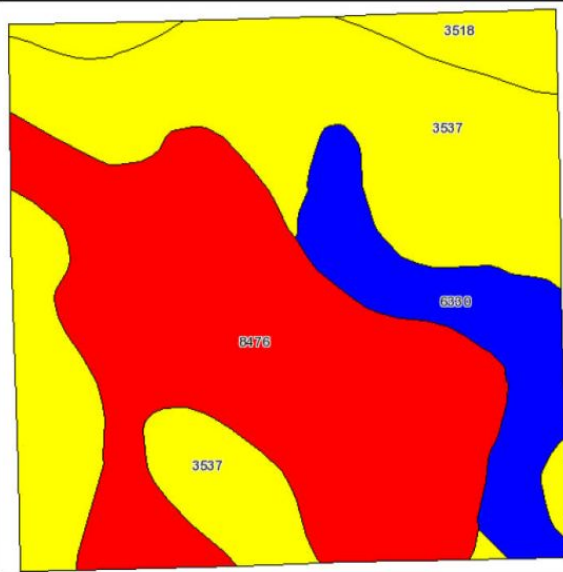
For additional information, contact Marlin Krohn

100 North 34th St., Suite F • Norfolk NE 68701-7700
Telephone: 402-371-9336

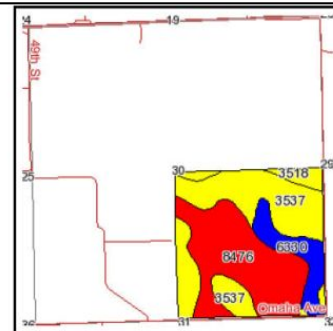
www.hfmgt.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL PHOTO & SOIL MAP



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Madison**
Location: **030-024N-001W**
Township: **Warnerville**
Acres: **156.5**
Date: **11/10/2009**

Hertz
Farm Management, Inc.
Caring for You and Your Farm



Maps provided by:



Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	Corn	Corn Irrigated	Soybeans	Soybeans Irrigated
8476	Gibbon-Gayville silty clay loams, occasionally flooded	65.3	41.7%		Ills	Ills	38	72	95	26	34
3537	Gibbon silty clay loam, occasionally flooded	63.9	40.8%		Ilw	Ilw	52	94	137	36	39
6330	Lawet loam, rarely flooded	18.7	12.0%		IVw	IVw	47	66			
3518	Lamo silty clay loam, occasionally flooded	7.7	4.9%		Ilw	Ilw	54	88	131	34	40
4241	Ord fine sandy loam, occasionally flooded	0.9	0.6%		Ilw	Ilw	30	61	121	27	36
Weighted Average							45.5	81	102.7	27.4	32.3

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